

April 28, 2009

**Site Plan:** Teel Village, Block A, Lot 1 (SPFP04-0036)  
**Owner(s):** Hoku Frisco, L.P.

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**DESCRIPTION:**

A retail building on one lot on 3.3± acres on the west side of Teel Parkway, 500± feet south of Main Street. Zoned Commercial-1. Neighborhood #42. SI

**REMARKS:**

<b>Access:</b>	Access is provided from Teel Parkway and Main Street through other lots in the development.
<b>Cross access:</b>	Cross access is provided throughout the development.
<b>Parking:</b>	Parking is adequate.
<b>Landscape Plan:</b>	A landscape plan has been approved by staff review.
<b>Screening:</b>	The landscape plan called for the planting of a living screen which was approved by the landscape architect. This was an error on part of the staff landscape architect as the proposed living screen was not reviewed and approved by the Commission as required by the Zoning Ordinance.

On August 28, 2008 the property owner appeared before the Planning & Zoning Commission requesting that the existing landscaping be accepted as a landscape screen. At that meeting the Planning & Zoning Commission denied the acceptance of the existing landscaping as an adequate screen and directed the applicant to install a masonry screening wall with trees.

Since that meeting the property owner has prepared a landscaping plan that calls for the planting of twenty-five (25) Leyland Cypress trees along the landscape strip. See Attachments A and B. These trees would be a minimum of six feet in height so as to provide a living screen within two growing seasons. No wall would be provided as the houses along the southern property line have eight foot tall privacy fences. A short section of fence would be constructed

across the rear of one lot to complete the row of fences along the common property line.

This plan was presented to a group of 14 homeowners at a meeting with the property owner in February of this year. Staff also attended the meeting. At the meeting the homeowners discussed the proposed living screen versus a masonry screening wall. The decision of the homeowners was to support the living screen instead of a masonry wall. The majority of the property owners felt that a six foot tall screening wall would not provide any additional screening than the eight foot tall wooden fences along the property line. Based upon that feedback the property owner is asking for approval of a living screen consisting of Leyland Cypress trees along the southern property line of the shopping center.

As the applicant is prepared to plant a new living screen and one that will provide a good screen in two growing seasons; as there are existing eight foot tall wooden screening fences along the common property line; and as the applicant is willing to work with the neighborhood to resolve the issue, staff is recommending that the proposed living screen be approved by the Planning & Zoning Commission.

**RECOMMENDATION:**

Staff is recommending that the Planning & Zoning Commission approve the living screen as requested with the following conditions:

1. That the landscaping screen is to be installed by Thursday, May 28, 2009; and
2. That the minimum height of plant materials be six (6) feet as measured from the finished grade at the time of planting.